

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260129
Address:	282a Hyde End Road, Spencers Wood, Wokingham, RG7 1DN.		
Proposal:	Householder application for the proposed erection of infill extension including insertion of roof lantern, raising of the roof incline with adjoining property and insertion of bi-folding door.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ **No objection subject to conditions (and reasons) stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have read the Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref R2612_PRA-Draft, January 2024) and Bat Emergence Survey (John Wenman Ecological Consultancy, Ref R2612_BES_a, July 2024). I have also reviewed the plans and elevations submitted in support of the application and local planning history and protected species records.

All bats are fully protected by The Wildlife and Countryside Act 1981 (as amended) and by The Conservation and Species Regulations 2017 (as amended). In summary the legislation combined makes it an illegal offence to:

- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate' or to affect significantly the local distribution or abundance of the species; and
- deliberately kill, injure or take any bat.

According to the PBRA undertaken in January 2024, the semi-detached old dairy building has brick cavity walls, pitched roof with dormer window. The slate roof is in some disrepair with multiple slipped tiles and gaps. Gaps present in the timber

cladding, behind the soffits, under slipped roof slates and into cavity brick wall all offer potential roosting features suitable for crevice-dwelling species, such as Pipistrelle bats. The absence of droppings in the roof indicate void-dwelling Long-eared bat species are likely to be absent. I support that the property was considered to be of moderate bat roost potential.

Emergence surveys were carried out 28 May and 18 June 2024. Fourteen Common pipistrelle bats were observed emerging from beneath lifted cladding on the eastern gable of the outbuilding. The survey confirmed that the half of the building at 282 Hyde End Road supports a small Common pipistrelle maternity roost. A European Protected Species Mitigation Licence was secured to undertake the works to the eastern side of the building. No bats were recorded emerging from the western side of the outbuilding at 282a Hyde End Road. R2615_BES_a for 282 Hyde End Road stated ***“Please note that work is to take place in conjunction with work to the semi-detached property at 282a, which does not directly affect a bat roost and therefore will not be covered by a licence. That work will be scheduled at the same time to prevent bats moving to alternative roosts in the pair of semi-detached buildings”.***

The works to the east side of the building at No 282 destroying the pipistrelle roost are complete (see 260329), and the emergence surveys for the west half of the building are almost 18 months old. According to CIEEM guidance the BES report are invalid after 12-18 months from completion of the bat surveys, or if site conditions change. In accordance with Government guidance, a planning condition should be imposed securing an emergence survey/s to ensure that bats are not roosting in the potential roosting features in the western side of the outbuilding. To avoid injury, disturbance or other impacts to bats and illegal offences, works must be supervised by a licensed Ecologist and undertaken in strict accordance with an updated Precautionary Mitigation Strategy informed by an update emergence survey/s. In accordance with the NPPF 2024 paragraph 187 and WBC Local Plan policies CP3 and CP7 I request that an integrated bat box (such as the 1WI Schwegler Summer and Winter Bat Box) is installed in a wall, soffits or gable end of the extended building to provide replacement roosting opportunities for crevice-dwelling bats.

APPENDIX 1 – PRELIMINARY ROOST ASSESSMENT PHOTOGRAPHS



1. Front of the outbuilding from the south.



2. Rear of the outbuilding from the north.



5. No verge mortar allowing access under tiles.



3. Multiple gaps from slipped slate tiles.



4. Missing edge ridge tile on western elevation.



6. Gap behind timber cladding of dormer.

6. Gap behind timber cladding of dormer.

Provided that planning conditions securing a pre-commencement emergence survey, update to the Precautionary Mitigation Strategy including details of timing, ecological supervision, provision of an integrated 1WI Schwegler Summer and Winter Bat Box into the new wall (or suitable alternative) and submission of a copy of the EPSML are included in the decision, there are no ecological objections.

Conditions & Reasons (if required)

Condition: No works shall commence until the Precautionary Mitigation Strategy has been reviewed informed by at least one further bat emergence survey to establish if there have been any changes in the presence of bats and identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the Precautionary Mitigation Strategy, the ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Should the Ecologist conclude that a Bat Mitigation Class Licence for development works affecting bats is required, the applicant is to submit copy of the European Protected Species Licence (or an email from Natural England that the site has been registered under a Bat Mitigation Class Licence) has been submitted prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB2

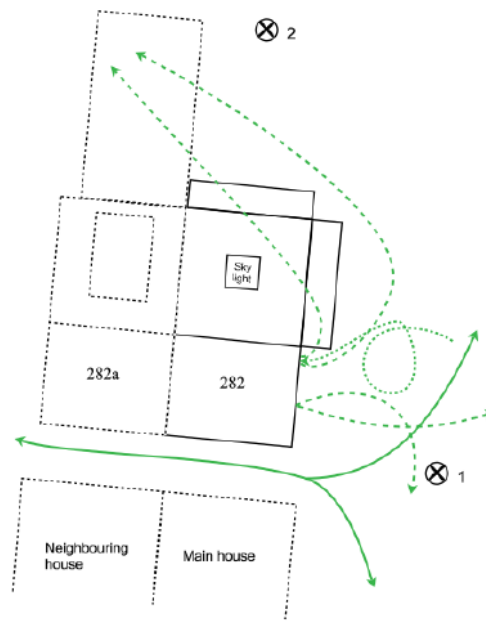
Condition: Works are to be carried out in accordance with the recommendations and biodiversity enhancements given in Section 7 of the submitted Bat Emergence Surveys. Before the works begin, the licensed ecologist will give a toolbox talk to the contractors on site detailing bats are present, the legislation protecting bats, the location of the roosting sites in the building, good working practices, the measures that are required to protect bats during the work and what to do if bats are found. The timber cladding and roof coverings must be removed by gloved hands under the supervision of the licensed ecologist. If a bat is found to be present, it will be caught and safely moved to a bat box within the garden. At least one integrated bat box into the new wall such as the 1WI Schwegler Summer and Winter Bat Box or a suitable alternative shall be installed and thereafter maintained. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 and paragraph 198, Local Plan Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery policy TB23.

Date:	27/03/26	Signed:	T Cuss
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⊗ n Surveyor location - - - - - Common pipistrelle emergence - - - - - Common pipistrelle re-entry — Common pipistrelle flight paths

Drawn by:	Date	Scale:	282 Hyde End Road Spencers Wood	
VW/VP	July 2024	Not to scale	Emergence Survey Findings - Flight Paths	



Photograph 1. Emergence location 1 (eastern gable)



Photograph 2. Emergence location 2 (eastern gable)